



# Howard County

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*Department of Planning and Zoning*

**Subject:** *Special Planning Board Subject for Red-Line Revision to F-12-021  
Maple Lawn Farms, Westside District, Areas 1 and 2, HOA Open Space Lot 4  
Picnic Pavilion, Tennis Courts, and Associated Site Improvements*

**To:** Planning Board Members

**Thru:** Marsha S. McLaughlin, Director *msm*

**From:** Derrick Jones  
Division of Land Development

**Date:** August 20, 2013

A red-line revision to F-12-021 road construction drawings for this project as referenced above is scheduled to be presented as a special subject for Planning Board approval on August 29, 2013.

In accordance with Maple Lawn Farms (MLF) Development Criteria and the Decision and Order for PB Case No. 378, the Planning Board's approval is required for all development activity located within the open space land use area for this "MXD-3" zoned project.

The proposed red-line revision to the road construction drawings for this project involves the construction of a 16' high picnic pavilion structure atop of a 21' x 36' concrete slab and two (2) 35' x 78' open-air tennis courts with associated parking, sidewalk, asphalt pathway and storm drains to be located within HOA Open Space Lot 4 (see attached plan).

The proposed red-line revision complies with all applicable requirements of MLF Development Criteria concerning setback and height restrictions. There are no height or setback requirements imposed for the park like pavilion structure and tennis courts located within the community open space area.

The Department of Planning and Zoning recommends approval of this special subject for the red-line revision of F-12-021 to add an as-built picnic pavilion structure, two tennis courts, parking, sidewalk, asphalt pathway, and storm drains within HOA Open Space Lot 4.

If you have any additional questions, please contact Derrick Jones on extension 4330 or by email at [djones@howardcountymd.gov](mailto:djones@howardcountymd.gov).